

**Saco Woods Condominium Association
2017 Annual Meeting**

Saturday, December 9, 2017 10:00 am

Property Manager Erik Chandler called the meeting to order at 10:10 am. (29) owners were present and another (23) represented by proxy. Attendance was up from last year.

A motion was made and seconded to waive the reading of the 2016 minutes, the motion carried and the 2016 annual meeting minutes were approved by those present. The Board and owners introduced themselves.

PROPERTY MANAGER'S REPORT

2017 ACCOMPLISHMENTS

- No Dues Increase For Fourth Year In A Row
- Roofing / Ventilation Work - Building 1 – third one in 4-year cycle
- Rot Work & Painted Building 1
- Re-Key Building 1 Entry Doors – Each Building Every 4 Years - Safety
- Carpet Replacement Second Floor Building 4 – year four of twelve-year program
 - All middle floors are now complete. May accelerate more floors pending funds
- Carpenter Ant Treatment All Buildings – Every Year
- Clean Carpets all Buildings – Every year
- New LED Hallway and Entry Lights. New Safety Lights on Compactor Building
- Pump all Septic Tanks and Inspect Pump Stations – yearly to ensure lifespan
- Septic Pump Stations and Control Box Repairs: \$20,000.00 thus far, more on way
- Big Thank You to Paula Shappell and Team for Spreading Loam and Mulch at no Charge to Association!

GOALS

- Continue Roof Replacement All Buildings – Building 3 in 2018
- Fire Chief Mandated Replacements – Either Complete or Propane Service is Shut Off. Town of Conway to handle next steps.

- Mandate Water Heater Replacement if over 10 years old
- Carport Roof Replacement Carport 4 done in 2017, one per year (2017-2020). Carport 2 shingles are degraded on the backside and there is a known leak in a storage unit. We discussed the possibility of needing to assess carport owners as the balance in the carport fund will not cover the replacement.
- Investigate Replacing Fence Rear of Buildings
- Fund Road Replacement (assess project and cost once roofing is done)

2017 FINANCIAL STATEMENTS AND 2018 BUDGET

Manager Chandler presented the status of 2017 budget and reviewed the 2018 budget. The financial statements and 2018 budget were accepted by the membership.

DOGS

Much discussion was had around dogs, especially owners not cleaning up after their pets.

Topics included:

Designate area for dog walking

Dog excrement stations

Plow to recreation area for pet walk and cleanup area

Compile list of units / dogs and how many

Can I dog be registered in another State but not Conway?

Paula asked if anyone would like to lead a pet advisory committee and if so, to contact a board member

ELECTION

Paula Shappell nominated Sara Holtby and Dick Stoneman for another term on the Board.

Marilyn D'Aquanni seconded. Sara and Dick were reelected to The Board.

Roy Larson and Raelene McClellan would like to serve as board advisors.

(3) prizes of breakfast or lunch at The Sunrise Shack were raffled off by EG Chandler.

There being no further business being brought before the board the meeting was adjourned at 11:20

MAINTENANCE AND IMPROVEMENT SCHEDULES

Roofs:

Building 4: 2015
Building 2: 2016
Building 1: 2017
Building 3: 2018

Rot & Paint:

Building 1: 2013
Building 4: 2014
Building 2: 2015
Building 3: 2016
Building 1: 2017
Building 4? 2018 – will inspect rot and paint

Carpet: (middle floor of each building)

Building 1: 2014
Building 2: 2015
Building 3: 2016
Building 4: 2017

Carport Roofs:

Carport 4: 2017
Carport 2? 2018

New Building Security Door Keys:

Building 4	2018
Building 1	2017
Building 3	2016
Building 2	2015

Dryer Vent Cleaning: (Every other Year)

All Due 2018